

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF EIGHT (8) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 005, 83.1, 98.2, 203, 301, 304, 305, and 402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$26,300.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired eight (8) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 005, 83.1, 98.2, 203, 301, 304, 305, and 402, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said EIGHT (8) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned eight (8) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 005, 83.1, 98.2, 203, 301, 304, 305 and 402, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$26,300.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

EXHIBIT "A"									
Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
10259	83.1	G0219000001890	Corsica Dr. 30' x 836'	R-1	\$1,258.30	Jeanine E. Mah, Living Trust	\$1,500.00	\$100.00 Vacant Lot	Expand Property Size
1375	0402	021079000000280	928 Olympic 30' x 100'	R-D	\$2,492.79	Jesse Johnson and Vanassa Wilhite	\$8,000.00	\$7,000.00 House	Investment Property
2425	0304	025042000000490	1170 S. Lauderdale 50' x 146'	R-MM	\$7,784.92	W. O. McKinney	\$3,000.00	\$2,000.00 Vacant Lot	Investment Property
11191	0005	027002000000510	1049 Tully 40' x 200'	COMM	\$13,699.47	Jesse Johnson and Vanassa Wilhite	\$7,000.00	\$6,000.00 Duplex	Investment Property
3954	98.2	027005000000060	953 Tully 27' x 100'	R-D	\$3,095.89	Robert Durham	\$1,200.00	\$1,200.00 Vacant Lot	Investment Property
7275	0301	045031000000100	731 Goodwyn 50' x 117'	R-D	\$14,855.41	Jerome Moss	\$2,000.00	\$2,000.00 Vacant Lot	Investment Property
12761	0305	075140000001170	4408 Weaver 90' x 470'	RS-8	\$8,450.21	Sheila McDavid	\$6,000.00	\$5,000.00 House	Investment Property
13035	0203	07501800000046C	3066 Green 70' x 204'	R-D	\$13,046.05	Terry Williams	\$4,000.00	\$3,000.00 House	Investment Property

8 Properties

Total \$26,300.00

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of eight (8) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 005, 83.1, 98.2, 203, 301, 304, 305, and 402. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these EIGHT (8) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

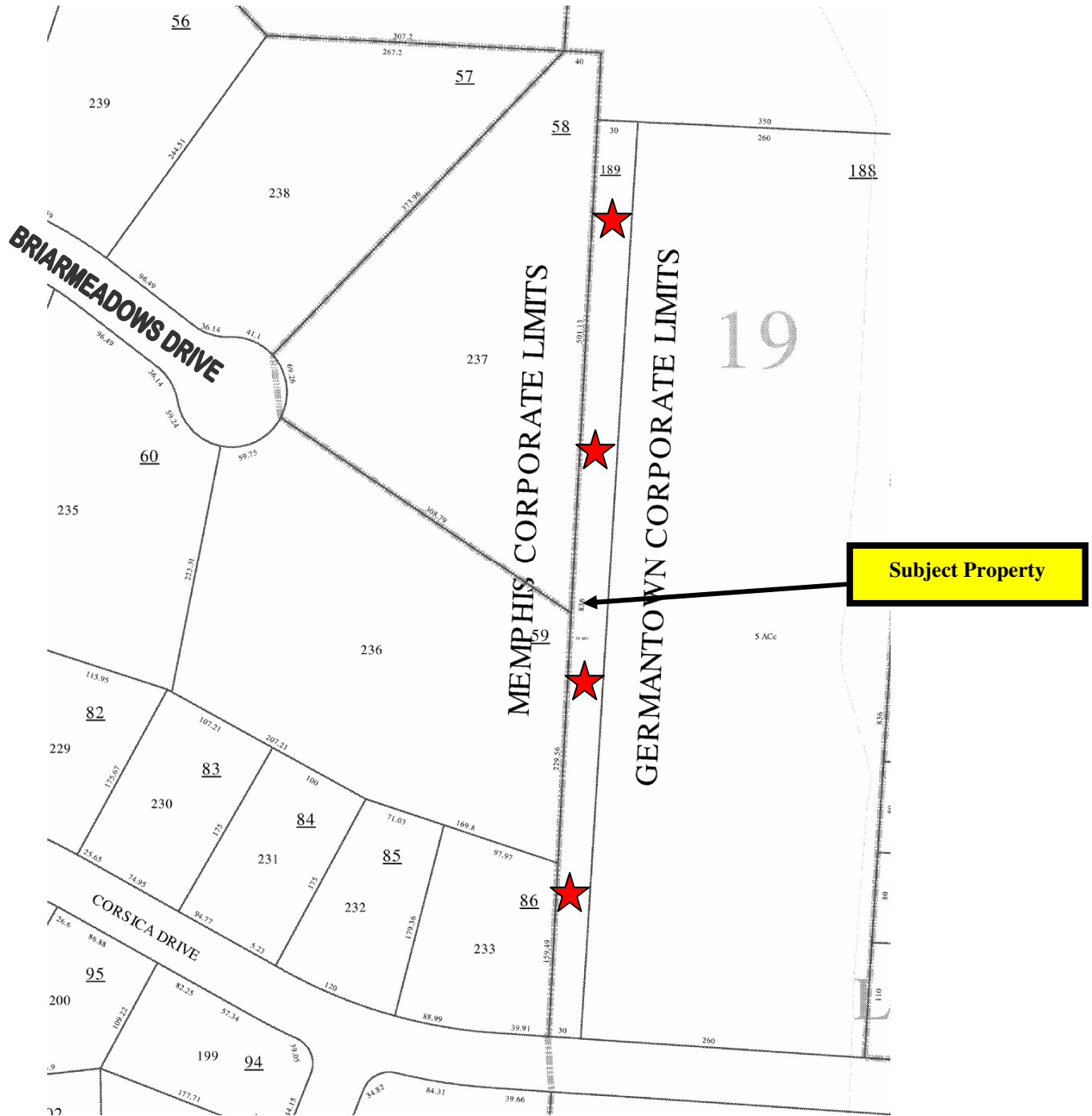
III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

Ward G02



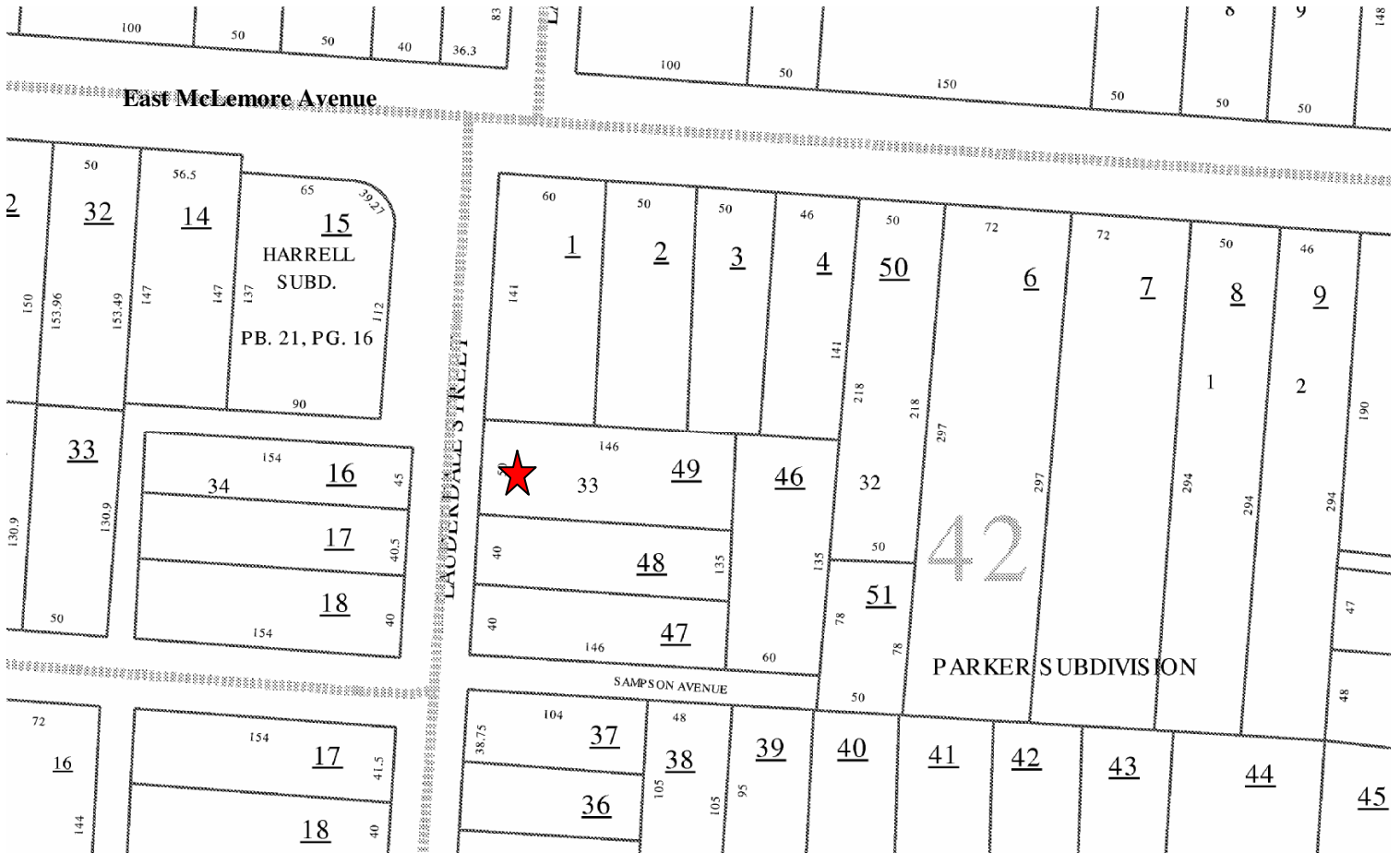
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Ward 21



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Ward 25



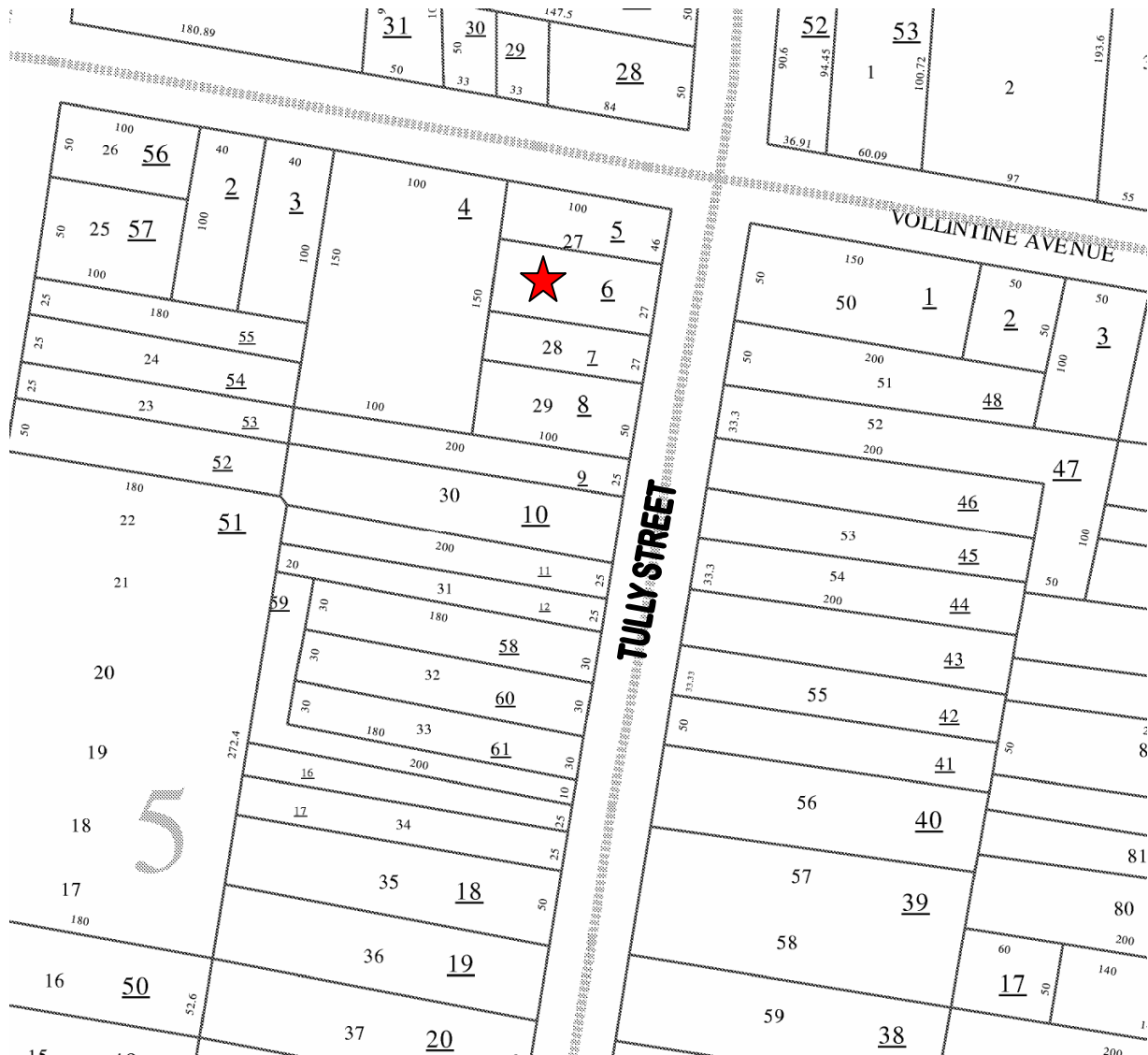
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Ward 27



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Ward 27



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Ward 45



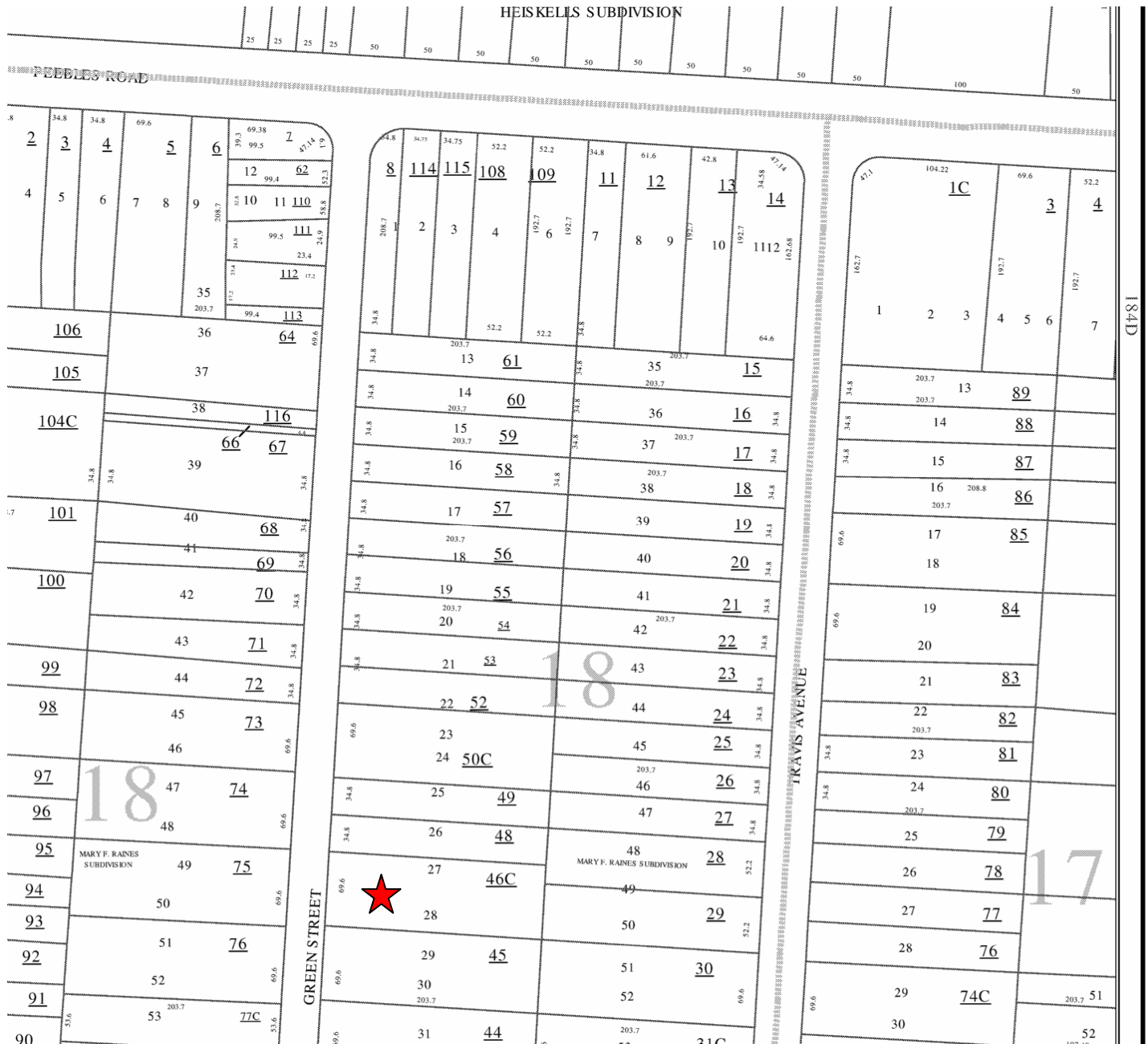
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Ward 75



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Ward 75



075 0180 0 00046 C